



**Public Hearing  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.:** 44  
**AGENDA DATE:** Thu 03/24/2005  
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**SUBJECT:** Set a public hearing on proposed amendments to Chapter 25-2 of the Land Development Code relating to the land use and site development regulations of the Waterfront Overlay (WO) District and the Rainey Street Subdistrict of the Waterfront Overlay District. (Suggested date and time: April 7, 2005 at 6:00 p.m., City Hall Council Chambers, 301 West Second Street.)

**AMOUNT & SOURCE OF FUNDING:** N/A

**FISCAL NOTE:** N/A

**REQUESTING** Neighborhood Planning      **DIRECTOR'S**  
**DEPARTMENT:** and Zoning                      **AUTHORIZATION:** Alice Glasco

**FOR MORE INFORMATION CONTACT:** George Adams, 974-2146; Greg Guernsey, 974-2387; Sylvia Arzola, 974-6448

**PRIOR COUNCIL ACTION:** 2/12/04 - City Council approved a resolution initiating rezoning of the Rainey Street area and directing the City Manager to review the regulations of the Rainey Street Subdistrict of the Waterfront Overlay District.

11/4/04 - City Council approved CBD zoning on first reading for all property within the Rainey Street Subdistrict of the Waterfront Overlay District not zoned CBD or DMU and directed staff to initiate amendments to the Waterfront Overlay Regulations based on two alternative Council recommendations.

**BOARD AND COMMISSION ACTION:** To be reviewed by Planning Commission on 3/22/05.

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On February 12, 2004, the City Council approved a resolution directing the City Manager to prepare recommendations for re-zoning the Rainey Street area, amending the regulations of the Rainey Street Subdistrict of the Waterfront Overlay District, identifying development incentive proposals to promote a variety of goals and presenting the recommendations to City boards and commissions.

As a result of this direction, an interdepartmental team of City staff developed a set of zoning, code amendment and urban design recommendations for the Rainey Street Subdistrict of the Waterfront Overlay District. These recommendations were presented to the City Council on November 4, 2004.

On November 4, 2004 the Council approved, on first reading, CBD zoning for all property within the Rainey Street Subdistrict of the Waterfront Overlay District not zoned CBD or DMU, and directed staff to initiate amendments to the Waterfront Overlay Regulations based on two alternative Council recommendations.

The two alternative Council recommendations are summarized in the attached tables. Table 1 is based on recommendations developed by Council Member Alvarez in conjunction with city staff. Table 2 is based on recommendations developed by Council Member McCracken in conjunction with city staff.